



## Denby Croft, Shirley

Guide Price £625,000



#### PROPERTY OVERVIEW

Situated on the popular Monkspath Estate, a fantastic opportunity to purchase this four/five bedroom detached situated in a quiet cul-de-sac location. The property is being well maintained and benefits from: gas central heating, double glazing and has the added attraction of a South facing garden. In more detail the property comprises of: enclosed porch, entrance hall, guest cloakroom, lounge, dining room, extended breakfast/kitchen, four/five bedrooms, ensuite shower room, family bathroom, garage and South facing garden.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

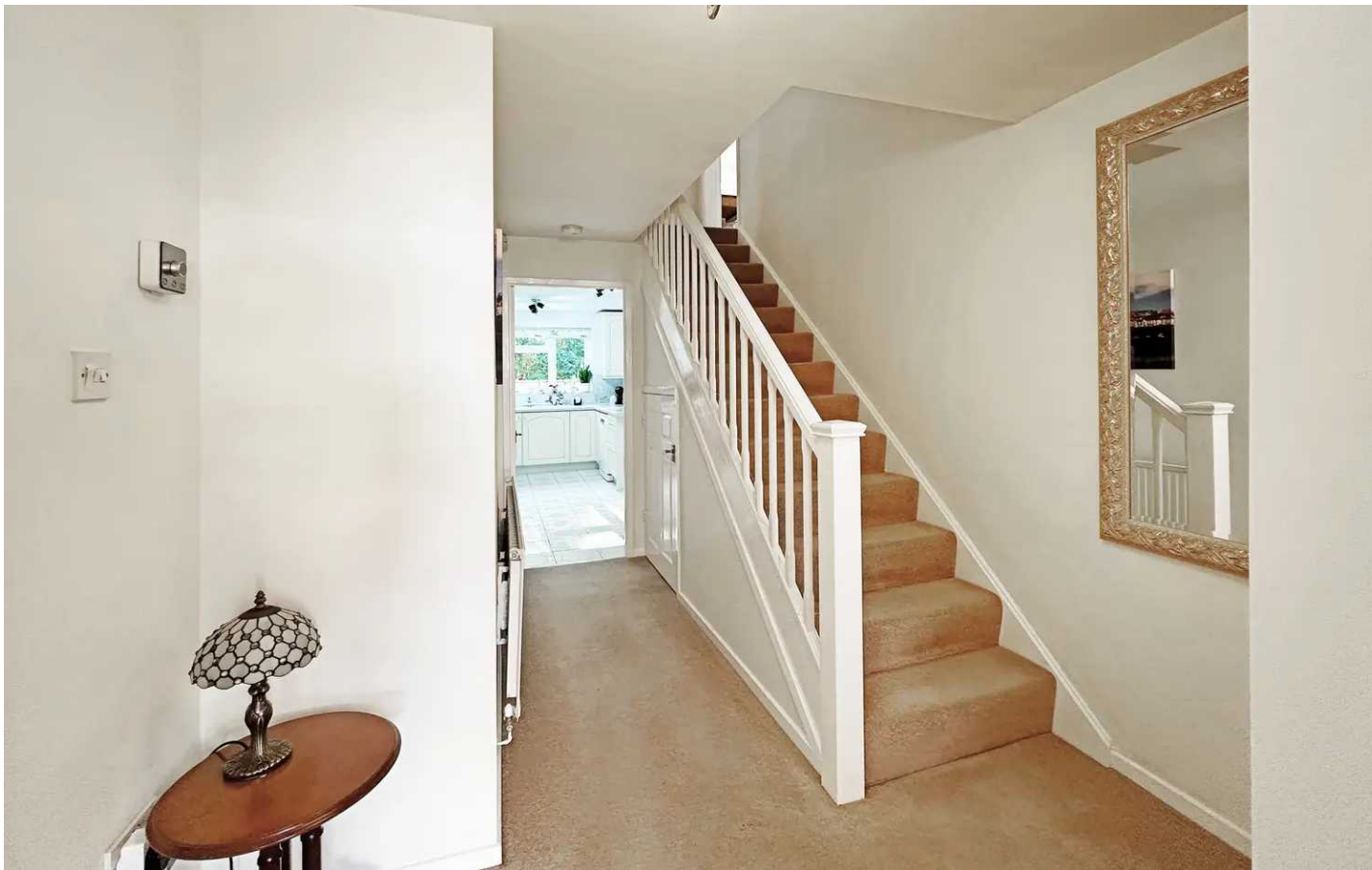




Council Tax band: E

- Four Bedroom Extended Detached
- Immaculately Maintained
- Quiet Cul-De-Sac Location
- Spacious Living Room
- Dining Room
- Extended Breakfast/Kitchen
- Ensuite Shower Room
- South Facing Garden





**ENCLOSED PORCH**  
6' 9" x 2' 5" (2.05m x 0.74m)

**ENTRANCE HALL**  
14' 7" x 8' 1" (4.45m x 2.47m)

**GUEST CLOAKROOM**  
5' 7" x 3' 6" (1.71m x 1.07m)

**LIVING ROOM**  
20' 8" x 13' 6" (6.30m x 4.11m)

**DINING ROOM**  
11' 6" x 9' 10" (3.50m x 3.00m)

**BREAKFAST/KITCHEN**  
19' 0" x 14' 1" (5.80m x 4.30m)

**FIRST FLOOR**

**BEDROOM ONE**  
16' 11" x 10' 8" (5.16m x 3.25m)

**ENSUITE**  
6' 7" x 5' 3" (2.00m x 1.59m)

**BEDROOM TWO**  
15' 10" x 13' 3" (4.83m x 4.04m)

**BEDROOM THREE**  
10' 3" x 10' 2" (3.12m x 3.11m)

**DRESSING ROOM/BEDROOM FIVE**  
9' 6" x 10' 2" (2.90m x 3.10m)

**BEDROOM FOUR**  
15' 3" x 8' 5" (4.65m x 2.56m)

**BATHROOM**  
6' 7" x 5' 9" (2.01m x 1.75m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 6" x 8' 7" (5.64m x 2.62m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 174.0 sq.m. = 1873 sq.ft. approx.

### **SOUTH FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

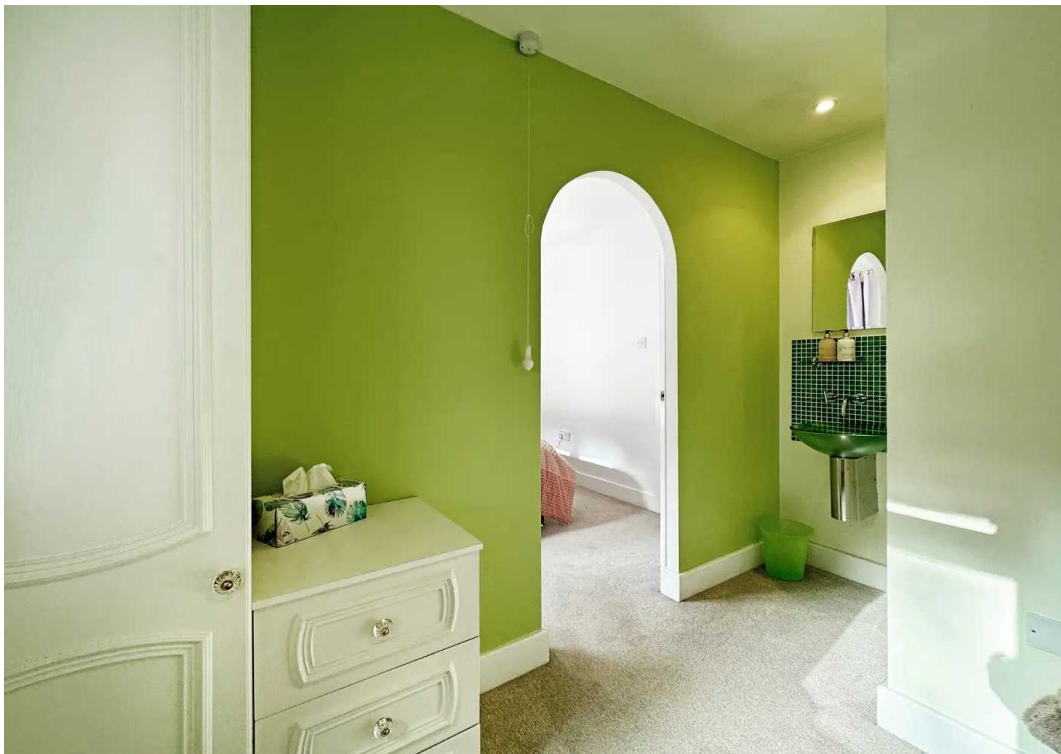
All carpets, all curtains, all blinds, garden shed, CCTV and electric garage door.

### **ADDITIONAL INFORMATION**

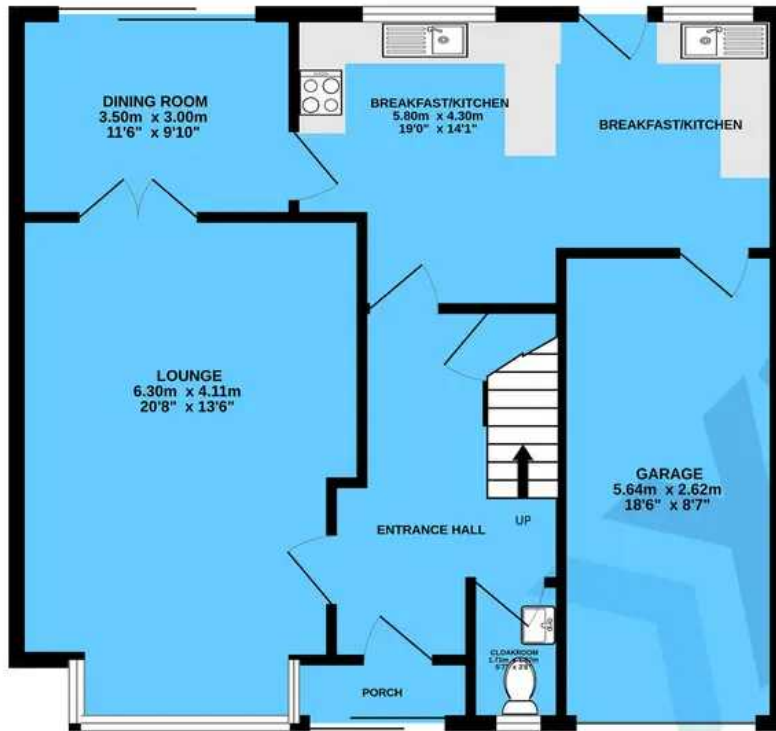
Services: water meter, main gas, electricity and mains sewers. Broadband: TBC

### **MONEY LAUNDERING REGULATIONS**

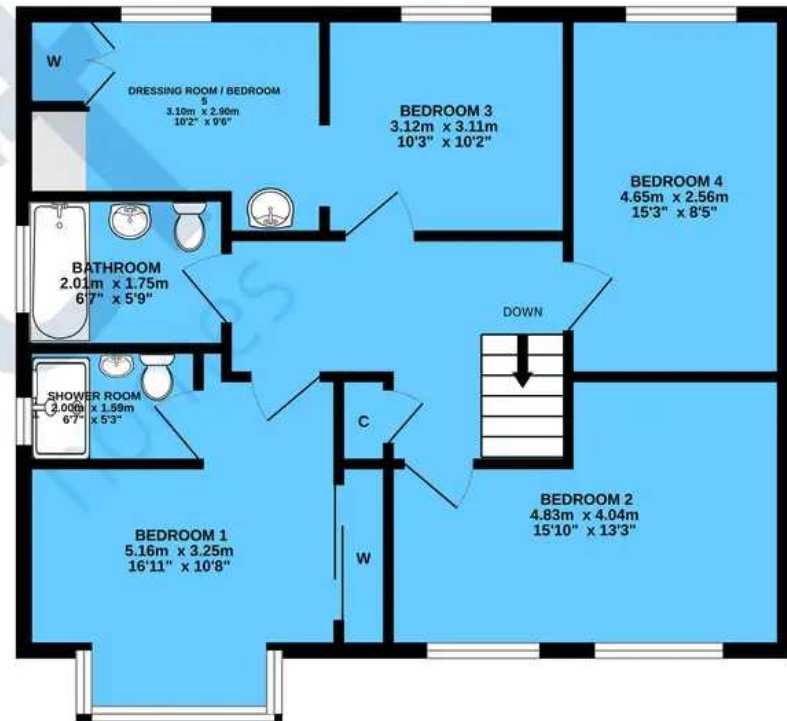
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 174.0 sq.m. (1873 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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